

515-12,885 sq ft  
Fitted & furnished  
or grade A offices to let

 **GREENWOOD**

**Bracknell  
RG12 2AA**

# BUILT DIFFERENT

Greenwood provides fully fitted and furnished office suites from 515 sq ft, or open plan offices from 1,601 sq ft to 12,885 sq ft, just a short stroll from Bracknell town centre.

A tripleheight reception, stylish café, plus flexible accommodation makes this a contemporary workspace that meets the demands of the discerning occupier.

**515–12,885 SQ FT  
OF REFURBISHED,  
REINVIGORATED  
& REDEFINED  
OFFICE SPACE**



## SPACE TO THRIVE



5 minutes from  
The Lexicon Bracknell



New dedicated male  
and female showers  
and changing facilities



VRF  
air-conditioning



Secure cycle store  
with 58 cycle racks



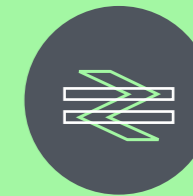
Table tennis in  
landscaped garden



Stylish new  
on-site café



Excellent connections  
to central London



10 minutes from  
Bracknell Station





The garden area features table tennis facilities so employees can enjoy a spot of ping pong with their panini.



The in-house café offers convenient breakfast and lunch options in an 'urban-lux' breakout environment and is the perfect venue for informal meetings.

# IN-HOUSE EATING AT *graze*

Designed specifically for the convenience and enjoyment of Greenwood's occupiers, Graze is a stylish new café, perfect for an informal meeting.

The edgy interiors and chic furniture create a complementary contrast to the working environment, contributing to the enjoyment and productivity of employees.

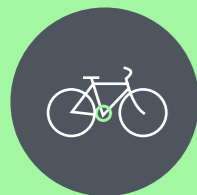


# WELLBEING FOCUSED

More than just office space, Greenwood is full of added extras designed to improve the working day with a focus on employee well-being. The gardens offer a green space for relaxation. Changing and cycle facilities are provided for those with an active lifestyle.



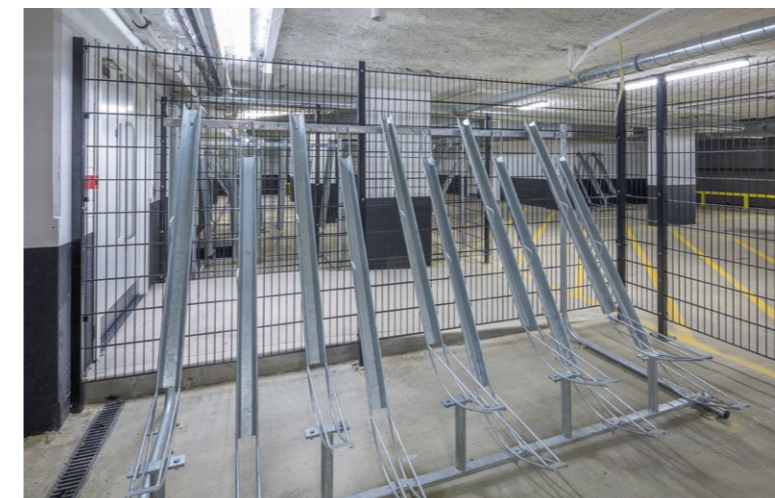
DEDICATED MALE AND FEMALE SHOWERS AND CHANGING FACILITIES



SECURE CYCLE STORE WITH 58 CYCLE RACKS



GREEN SPACE FOR RELAXATION



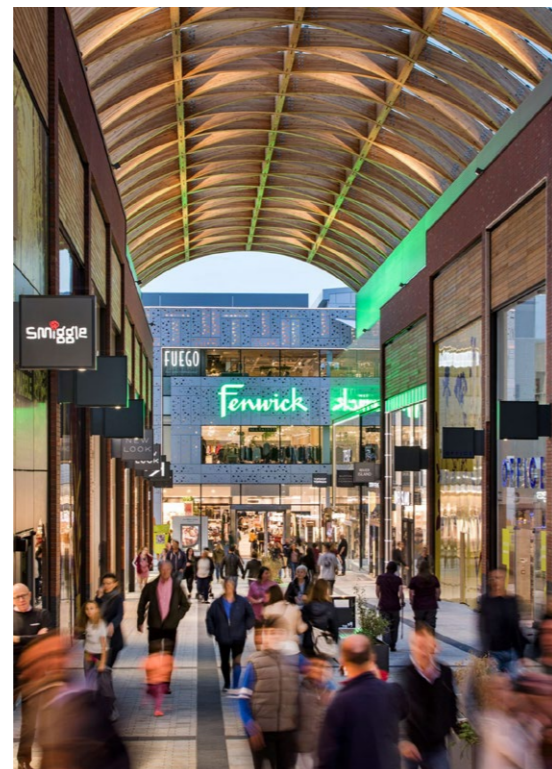


BRACKNELL HAS UNDERGONE A £750 MILLION TRANSFORMATION TO DELIVER A VIBRANT MIXED USE CENTRE OVER 90 ACRES, WITH A WIDE RANGE OF RESTAURANTS AND LEISURE JUST A FIVE MINUTE WALK FROM GREENWOOD.



Offering one of the best amenity provisions in the Thames Valley, The Lexicon boasts 10 restaurants and 50 retail and leisure units including a 12-screen Cineworld, a state of the art Waitrose and anchor stores such as M&S and Fenwick, ensuring the needs of employees are more than catered for.

ON YOUR DOORSTEP



- H&M
- Fenwick
- L'OCCITANE
- ERNEST JONES  
THE DIAMOND & WATCH SPECIALIST
- next
- THE REAL GREEK
- FATFACE  
UNITED KINGDOM
- wagamama
- Zizzi
- KOKORO
- M&S
- GOURMET BURGER KITCHEN
- PIZZA EXPRESS
- ★ PRET ★
- PREZZO
- GAIL'S
- ★ cineworld
- Nando's
- las IGUANAS
- Waitrose
- Tang's



**A PROVEN  
LOCATION**

**LOCAL OCCUPIERS**

**AVIS**

Waitrose



Boehringer  
Ingelheim



**IRi**

Scholl's  
Wellness Company



FUJITSU



software AG



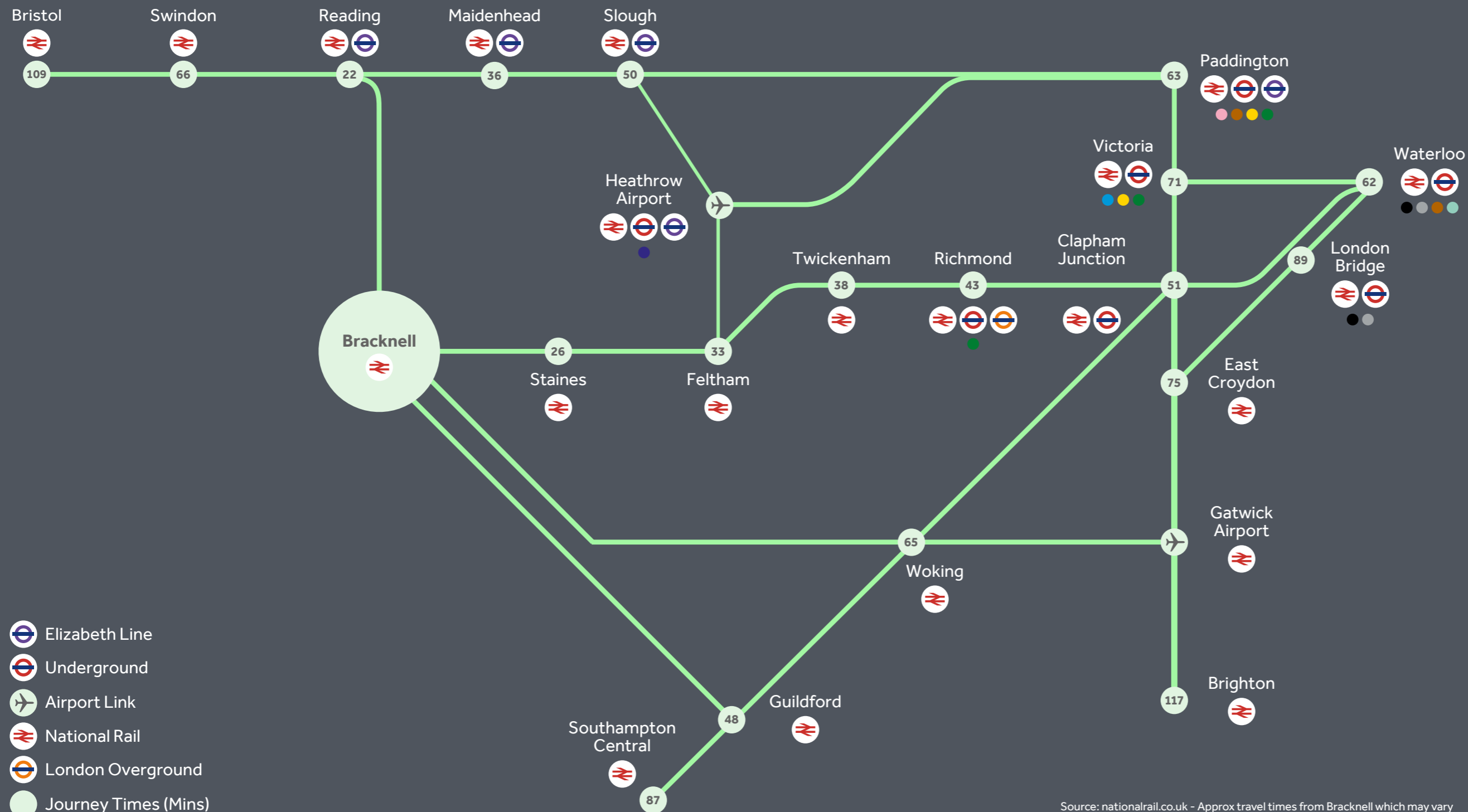
**3M**



mitie

# STATION TO WORKSTATION

JUST A SHORT WALK AWAY, BRACKNELL STATION'S EXCELLENT RAIL CONNECTIONS MEAN A CONVENIENT COMMUTE WITH DIRECT LINKS TO READING IN JUST 22 MINUTES AND CENTRAL LONDON IN AN HOUR.



BY CAR	DISTANCE (MILES)	TIME (MINS)
M4 Junction 10	05	08
M3 Junction 3	07	13
Maidenhead	14	22
Slough	18	24
Reading	16	27
Heathrow	25	36
High Wycombe	23	36
Gatwick	47	57
Central London	39	67

BY RAIL	TIME (MINS)
Reading	22
Staines	26
Feltham (For Heathrow)	33
Maidenhead	36
Guildford	48
Clapham Junction	51
Slough	50
London Waterloo	62
London Paddington	63

Source: nationalrail.co.uk - Approx travel times from Bracknell which may vary



# FLEXIBLE FLOORPLATES



**+1:8 OCCUPANCY DENSITY RESULTS**



**GRADE A OFFICE FLOORS ENJOY LEAFY VIEWS, EXCELLENT NATURAL LIGHT AND FLEXIBLE FLOORPLATES.**

FLOOR	SQ FT	SQ M
*Third Floor Suite 1	515	47.8
*Third Floor Suite 5	646	60.0
*Third Floor Suite 7	580	53.9
**First Floor	11,144	1035.3
<b>TOTAL</b>	<b>12,885</b>	<b>1,197.1</b>

\* Fully fitted and furnished, 5 & 7 are capable of being merged into one suite.

\*\* First Floor has been refurbished, and has been split into 3 suites of 1,601 sq ft, 2,978 sq ft and 6,030 sq ft. These suites can be taken as a single unit.

Car Parking Spaces 1:273



Indicative office fit out.



Third floor kitchen.

# STUDIO SPACE

The Studio space on the Third Floor offers excellent fitted and furnished accommodation, with access to a shared business lounge and kitchen.



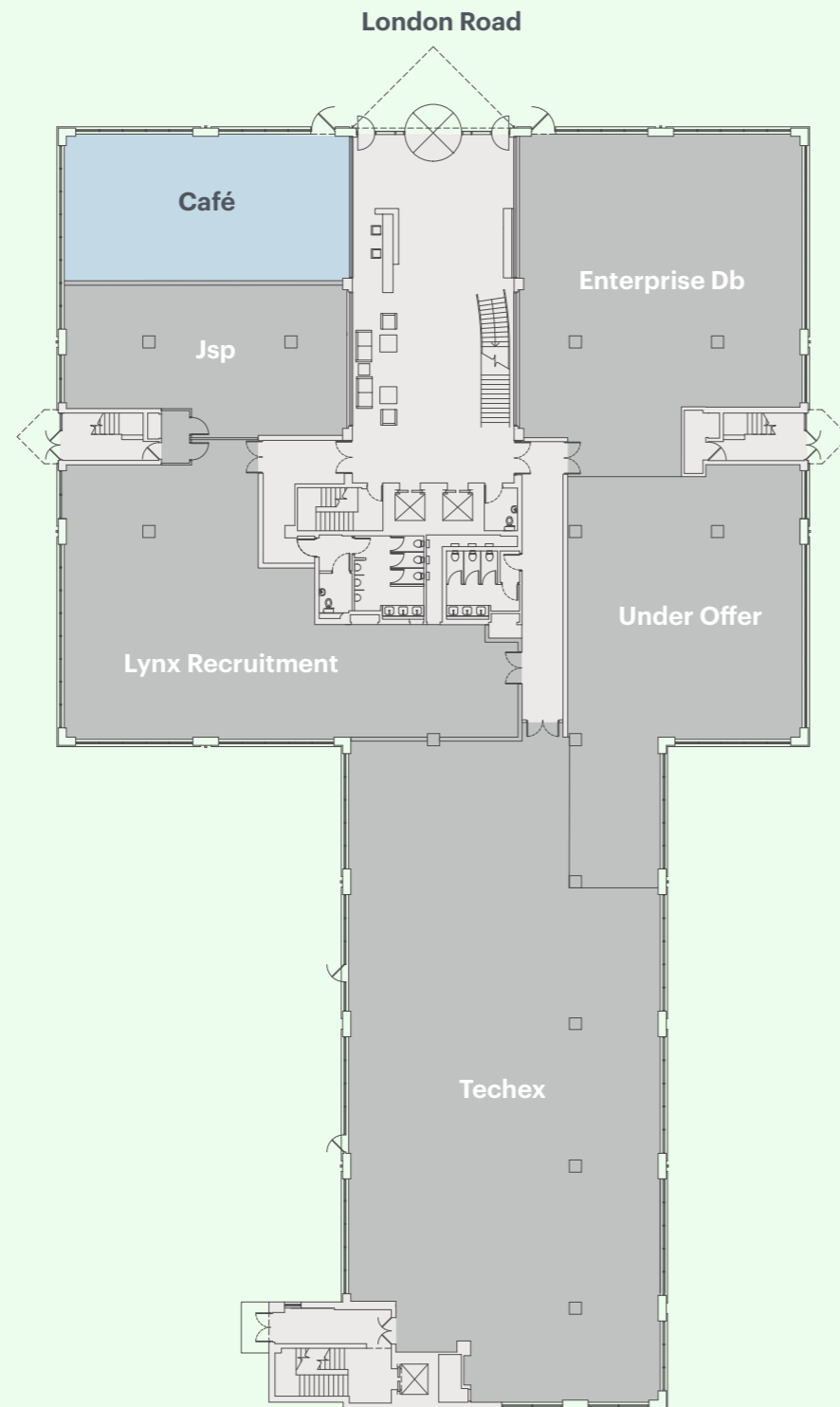
Third floor business lounge and kitchen.




Third floor business lounge.

# FLOORPLANS

## GROUND FLOOR



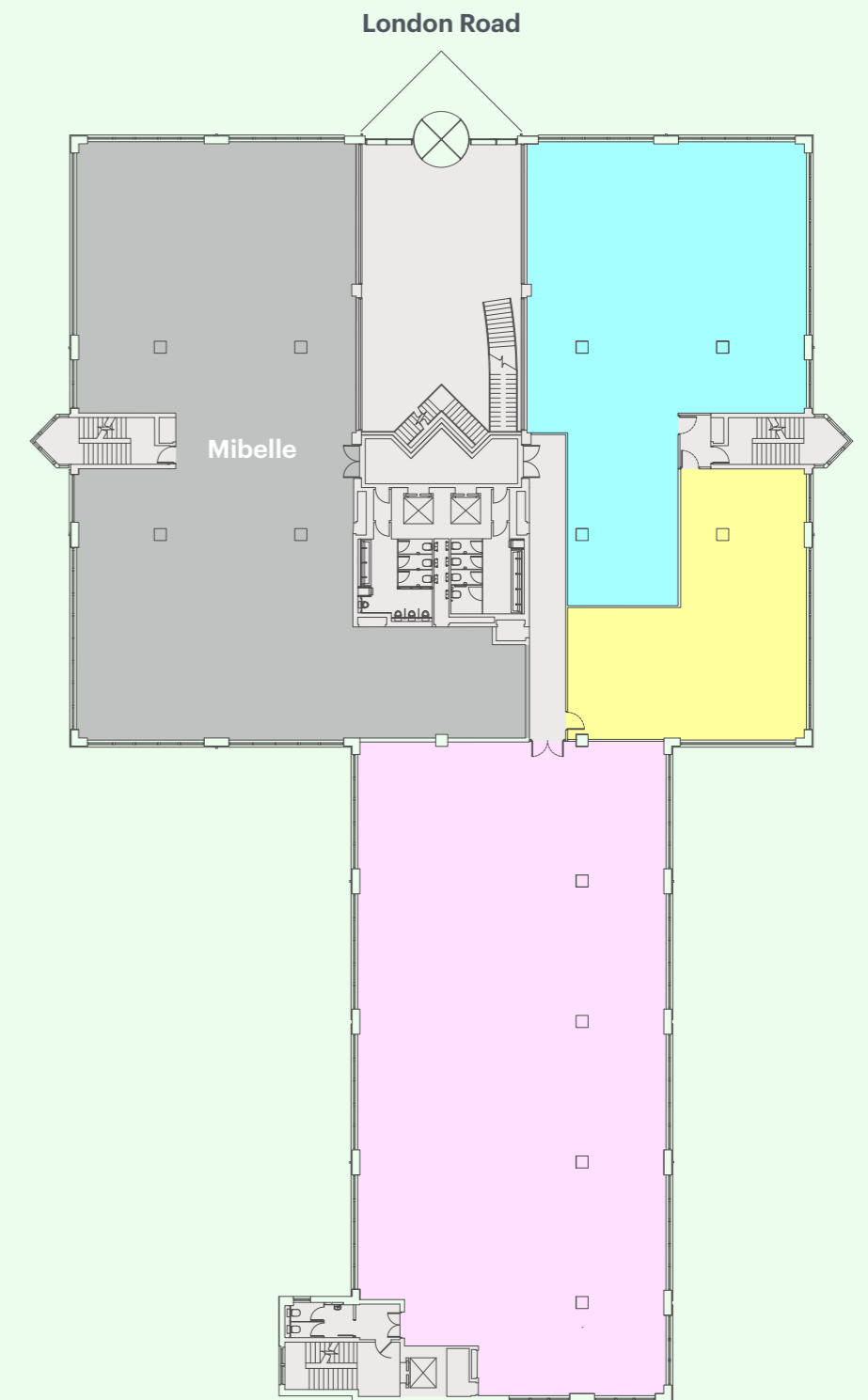
 For indicative purposes only (not to scale).


## FIRST FLOOR

● 10,609 sq ft (985.6 sq m)

Currently split into 3 suites.  
Potential to combine.

● Suite 1	6,030 sq ft
● Suite 2	1,601 sq ft
● Suite 3	2,978 sq ft



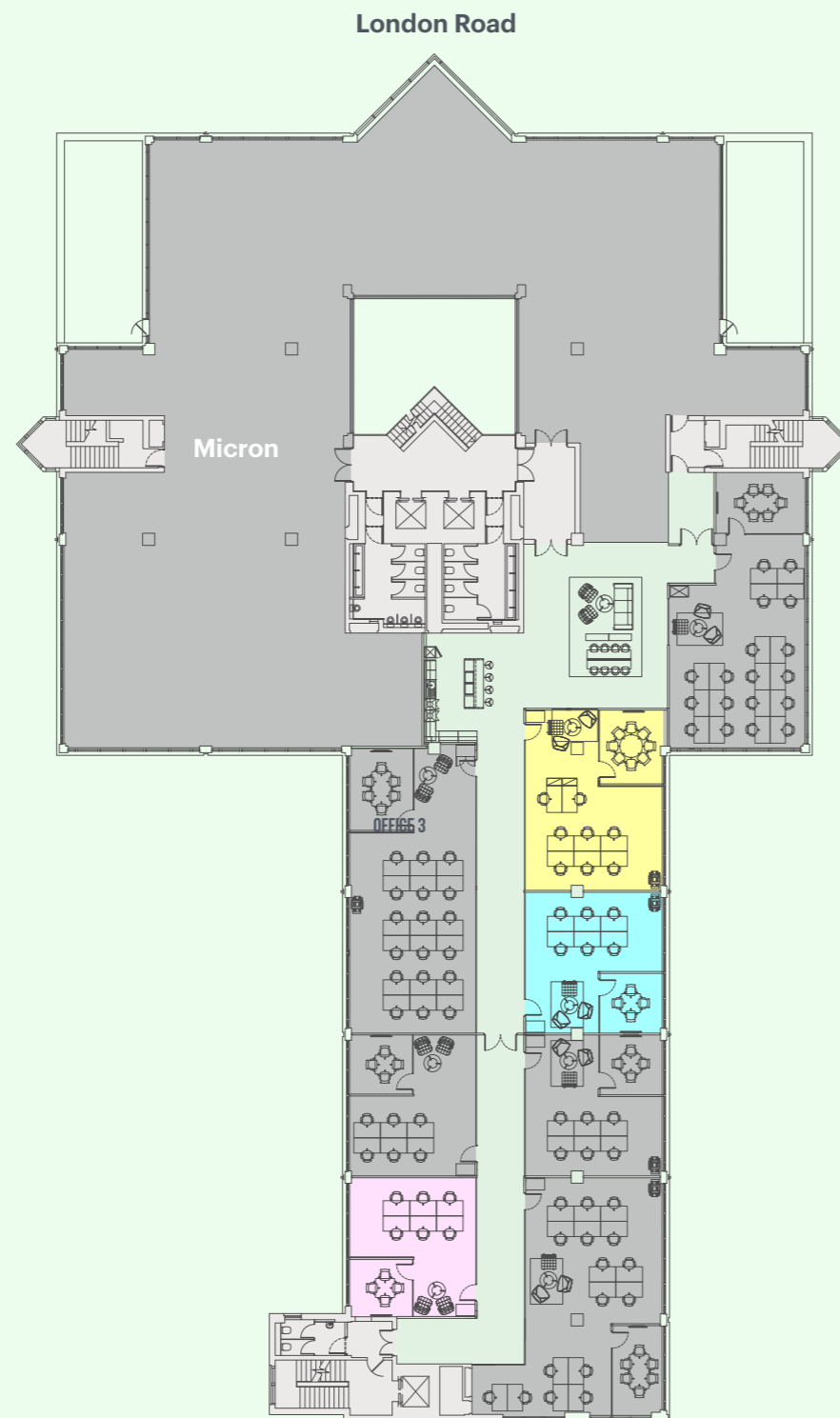
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# SPACEPLAN

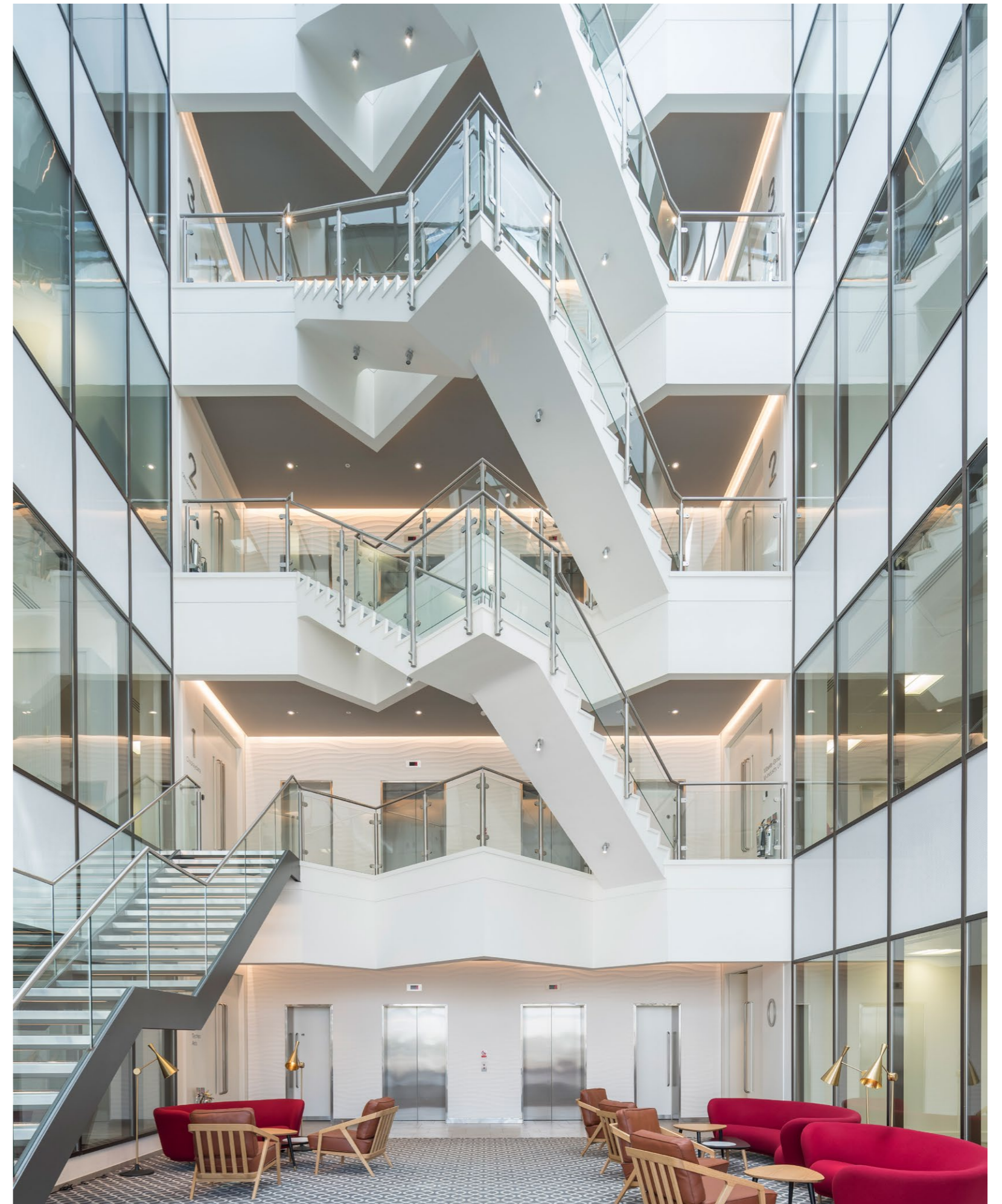
## THIRD FLOOR (FITTED & FURNISHED)

Suites 5 & 7 are capable of being merged into one.

● Suite 1	515 sq ft
● Suite 5	646 sq ft
● Suite 7	580 sq ft



For indicative purposes only (not to scale).



# CONTACT

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## TERMS

Upon application

## EPC

EPC - C

## VIEWINGS

Strictly through joint sole letting agents



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## GREENWOODBRACTNELL.COM

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